



City of Loma Linda Official Report

Robert Ziprick, Chairman
Rhodes Rigsby, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: August 22, 2006
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of April June 27; July 17 and 18, 2006

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of June 27; July 17 and 18, 2006.

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of June 27, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:50 p.m., Tuesday, June 27, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

| | |
|-------------------------------|---|
| Agency Board Members Present: | Robert Ziprick, Chairman Charles Umeda, Vice Chairman Robert Christman Stan Brauer |
| Board Members Absent: | Floyd Petersen |
| Others Present: | Executive Director Dennis Halloway General Counsel Richard E. Holdaway |

CRA-2006-032 – Closed Session – Conference with Legal Counsel and Real Property Negotiators (Government Code Section 54956.8)

| | |
|--------------------|---|
| Property: | Portions of Agency-owned parcels and Lewis-Owned parcels between Mission Road and Redlands Boulevard commonly referred to as the University Village Specific Plan |
| Negotiators: | Dennis R. Halloway and Leon Swales |
| Under Negotiation: | Price and terms of payment |

The Agency Board recessed to consider the closed session item as listed and reconvened at 7:06 p.m. with all members present except Board Member Petersen. General Counsel Holdaway stated that the Agency Board met with its Negotiator and gave direction. There was no action to report. He added that the Board may continue discussion subsequent to the public meeting.

The Agency Board recessed and reconvened at 8:54 p.m. with all members present except Board Member Petersen.

Scheduled Items

CRA-2006-033 – Request from Charlotte Ellison regarding March 30, 1994 Agency Rehabilitation Loan for 10589 Poplar Street

Mrs. Ellison addressed the Agency Board, stating that the Agency loan provided the ability to substantially rehabilitate and upgrade the house; her husband passed away three years ago and although she received income from her husband's VA disability and retirement, she was unable to qualify for a loan on her own and was unable to repay the Agency loan.

Board Member Christman suggested that the item be referred to the Executive Committee for recommendation.

By common consent, the item was referred to the Executive Committee to meet with Mrs. Ellison within the next two weeks.

The Agency Board recessed at 9:02 p.m. and reconvened at 9:26 p.m. with all members present except Board Member Petersen.

CC-2006-129

CRA-2006-034 - Joint meeting of the City Council and Redevelopment Agency relating to the 2006-2007 fiscal year budget

- a. Report pertaining to the Connected Community Program (Continued to 7-18-06)
- b. Report pertaining to fire equipment
- c. Council Bill #R-2006-31 – Adopting the 2006-2007 fiscal year budget
- d. CRA Bill #R-2006-13 – Adopting the 2006-2007 fiscal year budget

The Redevelopment Agency reconvened at 9:26 p.m. with all members present except Board Member Petersen.

Mayor pro tempore Brauer stated that the Connected Community Program report was to be continued to July 18.

Director of Information Systems stated that meetings with the Finance Committee were needed regarding cost modeling and other approaches to the Connected Community Program; that the goal was to complete the fiber backbone and then discuss methods to connect the rest of the City.

City Manager Halloway presented a report outlining the major budget reductions within the Fire Department. He stated that the computer software for the Emergency Operations Center (EOC) was funded through a Homeland Security Grant.

Discussion ensued pertaining to adopting the budgets, but reserving the Connected Community Program until the report was presented on July 18; staffing the Fire Department; duties of the added Community Services Officer; increasing the Fire Department's budget relating to current staffing and station by \$50,000; postponing consideration of a second station and its associated funding; enhancing the trails system; planting more mature trees at Hulda Crooks Park and the Barton Road Overcrossing; modifying or eliminating the Barton Road Storm Drain Project.

City Manager Halloway stated that the Capital Improvement Budget included funding for a second station; and suggested that he be directed to submit a plan to improve the trail system.

James Walling, Chairman of the Trails Committee, stated that one of the tasks of the Committee was to complete a map for connecting trails to the Santa Ana Trail.

Motion by Umeda, seconded by Ziprick and carried to adopt Council Bill #R-2006-31 excepting the Connected Community Program, Fire Equipment and the duties of the Community Services Officer, if funded. Mayor Petersen absent.

Resolution No. 2455

A Resolution of the City Council of the City of Loma Linda, California, adopting the final budget for the City of Loma Linda for the fiscal year commencing July 1, 2006 and ending June 30, 2007

Motion by Brauer, seconded by Umeda and carried to adopt CRA Bill #R-2006-13 excepting the Connected Community Program, Fire Equipment, and the duties of the Community Services Officer, if funded. Board Member Petersen absent.

Resolution No. 263

A Resolution of the Loma Linda Redevelopment Agency establishing a final budget for fiscal year 2006-2007

City Council requested that consideration of a second station be agendized for July 17.

The Agency Board recessed at 9:55 p.m. to allow completion of the City Council Agenda and reconvened at 9:58 p.m. with all members present except Board Member Petersen.

No items were added or deleted; no public participation comments were offered upon invitation of the Chair, and no conflicts of interest were noted.

General

CRA-2006-035 – Minutes

Motion by Christman, seconded by Umeda and carried to approve the Minutes of March 28, 2006 as presented.

CRA-2006-036 – Interim financing of First Time Homebuyer Loans for manufactured houses at 24966 Court Street, 10605 and 10599 Lind Avenue

The Secretary presented the report, stating that the lender that had been providing loans under the Agency's First Time Homebuyer Program declined to finance manufactured housing at this time; however may consider financing manufactured homes in the future because of the affordability of manufactured housing. In the meantime, staff had contacted several lenders and while documents and Agency requirements as to affordability covenants was being reviewed by some, none had committed to providing first mortgage financing. The homes would soon be ready for occupancy.

REDEVELOPMENT AGENCY APPROVAL

Redevelopment Agency Minutes
June 27, 2006
Page 3

She then recommended that the Agency provide interim financing, which would provide the Agency the opportunity for repayment of its monetary outlay while pursuing other financing methods. It would also provide security for the home sites by allowing occupancy upon completion of the homes. It was anticipated that two of the potential buyers would be relocated from the Poplar Street area in preparation for a new housing project there.

Motion by Brauer, seconded by Umeda and carried to authorize the provision of first-lien carry back financing for the manufactured houses located at 24966 Court Street, 10605 Lind Avenue and 10599 Lind Avenue. Board Member Petersen absent.

The meeting adjourned at 10:25 p.m.

Approved at the meeting of

Secretary

Loma Linda Redevelopment Agency

Minutes

Adjourned Regular Meeting of July 17, 2006

An adjourned regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 6:17 p.m., Monday, July 17, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

| | |
|-------------------------------|---|
| Agency Board Members Present: | Robert Ziprick, Chairman Charles Umeda, Vice Chairman Robert Christman Floyd Petersen Stan Brauer |
| Board Members Absent: | None |
| Others Present: | Executive Director Dennis Halloway General Counsel Richard E. Holdaway |

Scheduled and Related Items

CC-2006-133

CRA-2006-037 – Joint Public Hearing of the City Council and Redevelopment Agency pertaining to the sale of property and approving Housing Disposition Agreements between Hameed and Nasreen Barkat; Mari Angelo; Monique Ortiz and the City/Agency regarding 25966 Court Street, 10599 Lind Avenue and 10605 Lind Avenue

- a. Council Bill #R-2006-42 – Authorizing sale of 24966 Court Street by the Agency to Hameed and Nasreen Barkat
- b. CRA Bill #R-2006-14 – Authorizing the sale of 24966 Court Street and approving the Housing Disposition Agreement
- c. Council Bill #R-2006-43 – Authorizing sale of 10599 Lind Avenue by the Agency to Mari Angelo
- d. CRA Bill #R-2006-15 – Authorizing the sale of 10599 Lind Avenue and approving the Housing Disposition Agreement
- e. Council Bill #R-2006-44 – authorizing sale of 10605 Line Avenue by the Agency to Monique Ortiz
- f. CRA Bill #R-2006-16 – Authorizing the sale of 10605 Lind Avenue and approving the Housing Disposition Agreement

The Agency Board convened at 6:17 p.m. with all members present. Mayor Petersen chaired the item and opened the public hearing. The City Clerk/Secretary presented the report into evidence, stating that as part of its Affordable Housing Program, the Agency Board authorized the purchase of three manufactured homes to be placed on permanent foundations on single-family lots. Three families qualified to purchase the homes, two of which were relocating from the east side of Poplar Street in preparation for the Agency's housing project there. All three homes would carry long-term affordability covenants. She also stated that the Agency would provide interim first lien financing and at such time as refinancing was accomplished, the Agency would receive funding equal to 80 percent or more of the original sales price with the balance, if any, secured by a second deed of trust.

No other public testimony was offered and the public hearing was closed.

Motion by Ziprick, seconded by Umeda and unanimously carried to adopt Council Bill #R-2006-42.

Resolution No. 2456

A Resolution of the City Council of the City of Loma Linda consenting to the approval by the Loma Linda Redevelopment Agency of an Agreement for the disposition of property for affordable housing use with Hamid Barkat and Nazrene Barkat (24966 Court Street)

Motion by Brauer, seconded by Christman and unanimously carried to adopt CRA Bill #R-2006-14.

PENDING AGENCY APPROVAL

Redevelopment Agency Minutes
July 17, 2006
Page 2

Resolution No. 265

A Resolution of the Loma Linda Redevelopment Agency approving an Agreement for the disposition of property for affordable housing use with Hamid Barkat and Nazrene Barkat (24966 Court Street)

Motion by Umeda, seconded by Christman and unanimously carried to adopt Council Bill #R-2006-43.

Resolution No. 2457

A Resolution of the City Council of the City of Loma Linda consenting to the approval by the Loma Linda Redevelopment Agency of an Agreement for the disposition of property for affordable housing use with Mari Angelo (10599 Lind Avenue)

Motion by Ziprick, seconded by Brauer and unanimously carried to adopt CRA Bill #R-2006-15.

Resolution No. 266

A Resolution of the Loma Linda Redevelopment Agency approving an Agreement for the disposition of property for affordable housing use with Mari Angelo (10599 Lind Avenue)

Motion by Brauer, seconded by Ziprick and unanimously carried to adopt Council Bill #R-2006-44.

Resolution No. 2458

A Resolution of the City Council of the City of Loma Linda consenting to the approval by the Loma Linda Redevelopment Agency of an Agreement for the disposition of property for affordable housing use with Monique Ortiz (10605 Lind Avenue)

Motion by Christman, seconded by Umeda and unanimously carried to adopt CRA Bill #R-2006-16.

Resolution No. 267

A Resolution of the Loma Linda Redevelopment Agency approving an Agreement for the disposition of property for affordable housing use with Monique Ortiz (10605 Lind Avenue)

The Agency Board recessed at 6:22 p.m. and reconvened at 6:31 p.m. with all members present.

General

CC-2006-136

CRA-2006-038 – Joint meeting of the City Council and Redevelopment Agency regarding the 2006-2007 fiscal year budget

- a. Report from the Fire Department pertaining to budget items
- b. Report from Information Systems Department pertaining to the Loma Linda Connected Community Program (LLCCP)
- c. Proposal from Information Systems Management solutions pertaining to the Loma Linda Connected Community Program and IT Projects

The Agency Board reconvened at 6:31 p.m. with all members present. City Manager Halloway stated that Councilmen Ziprick and Umeda, Chief Norris, and he met regarding the Fire Department budget items and arrived at a consensus of items that could be added to the budget, most of which related to the Emergency Operations Center (EOC), and amounted to \$98,200.

Councilman Ziprick added that most of the items related to emergency situations and would allow the City and EOC to operate for an extensive period of time under emergency conditions. Items consisted of lap top computers, software, and tools that would be replaced periodically. Councilman Umeda indicated that the

PENDING AGENCY APPROVAL

Redevelopment Agency Minutes
July 17, 2006
Page 3

focus was on emergency response and upgrading the EOC to ensure the City's ability to respond to an emergency situation such as earthquake or train derailment.

Motion by Ziprick, seconded by Umeda and unanimously carried to include the Fire Department items as outlined in the fy 2006-2007 budget and appropriate the funds from reserves.

Director of Information Systems Hettrick presented his report and Power Point presentation, noting that the LLCCP was rooted as a public benefit program that was merged with a public works philosophy and then applied to the communications revolution. It was not structured to be a profit center, but rather to enhance economic development. He reviewed the importance of fiber to the future of Loma Linda as a professional and technical community in order to be competitive in the national and international communications industry. He indicated that an LLCCP Advisory Board was established that was comprised of James Walling, president of the Chamber of Commerce; Norm Meyer, a citizen representative; Robert Frost from the City's finance Committee; Richard Hergert, LLUMC CEO; D.P. Harris, PhD and LLU CIO; Shane Elliott, Jerry Pettis VA Hospital CIO; Kirk Campbell, Loma Linda Academy CEO; and himself.

He then presented maps of the City that showed the locations of residents having a bachelor degree or higher, the median family income and Loma Linda occupations compared to the United States, showing that over 55% of Loma Linda residents were engaged in management, professional and related occupations. He then reviewed fiber infrastructure uses; workforce values and expectations; economic development opportunities; fiber build and customer equipment expenditures; the LLCCP Network asset value; potential customer revenue; and the various residential, professional, and commercial plans.

Mr. Hettrick then recommended completing the backbone with the sole source contractor previously selected; that the Advisory Board evaluate other services the City could offer; initiating a marketing program to residents to increase subscribers; returning with a report on the findings of the Advisory Board; and solving the staffing deficit.

A question-and-answer period followed. Mayor Petersen asked that the Advisory Board review the Program in-depth and provide recommendations regarding providing services to new development, commercial entities and existing homes.

Mr. Hettrick stated that the estimated cost to complete the backbone system was \$1.7 million and Mayor pro tempore Brauer suggested that the backbone be completed and that overbuild to provide service to existing homes be considered at a later date.

Motion by Christman, seconded by Brauer and unanimously carried to include the Loma Linda Connected Community Program in the fy 2006-2007 budget.

The City Council recessed at 8:11 p.m. and reconvened at 8:26 p.m. with all members present.

Richard Hergert, LLUMC CEO in charge of the health care ministries on campus and speaking on behalf of the Medical Center and LLUAHSC, addressed the City Council, favoring ongoing support of the Connected Community Program. He stated that he was in charge of a \$35 million budget, one third of which was spent on band width and telecommunications. He envisioned the LLCCP as a viable alternative to other service providers and stated that without the Program, his options would be limited.

The proposal from Information Systems Management Solutions was discussed next. Mr. Hettrick stated that the proposal was an alternate plan to provide a staffing level for the LLCCP as well as the IT staff for the City. He explained that the proposal would allow a mixture of outsource staff as well as internal staff to allow a skill level to be brought in to meet and address a need.

Mayor Petersen commented that the City needed technical support even without the Connected Community Program.

In response to questions, Mr. Hettrick stated that skilled persons were needed in the field of telecommunications development, an inspector and engineer. In addition, more support staff was needed for the day-to-day, hands on managing of equipment and services that had been deployed. Other positions that required very specific functions in network engineering were also needed.

Councilman Christman suggested that the item be continued to July 25 to allow the City Council sufficient time to review the proposal.

Motion by Christman, seconded by Ziprick and unanimously carried to continue consideration of the proposal to July 25.

PENDING AGENCY APPROVAL

Redevelopment Agency Minutes
July 17, 2006
Page 4

The Agency Board recessed at 8:42 p.m. and reconvened at 8:58 p.m. with all members present.

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

General (Continued)

CRA-2006-039 Minutes

Motion by Petersen, seconded by Christman and unanimously carried to approve the Minutes of April 18, May 9 and 23; and June 13, 2006 as presented.

CRA-2006-040 – Chamber of Commerce Quarterly Report and request for disbursement of funds pursuant to Agreement with the Agency

Motion by Christman, seconded by Petersen and unanimously carried to receive the Quarterly Report for filing and authorized disbursement of funds pursuant to the Agreement with the Agency.

CRA-2006-041 – Request to exceed Program Limits relating to rehabilitation of a mobile home at 25526 Redlands Boulevard

Motion by Christman, seconded by Petersen and unanimously carried to authorize an additional \$3,000 for a total of \$6,000.

CRA-2006-042 – CRA Bill #@R-2006-17 – Approving purchase agreement for 25615 Prospect Avenue (APN 0284-651-30)

Motion by Petersen, seconded by Christman and unanimously carried to adopt CRA Bill #-r-2006-17.

Resolution No. 268

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of an agreement for the acquisition of property from Lisa Guadan (25615 Prospect Avenue)

The meeting adjourned at 9:00 p.m.

Approved at the meeting of

Secretary

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of July 18, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 8:02 p.m., Tuesday, July 18, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

| | |
|-------------------------------|--|
| Agency Board Members Present: | Robert Ziprick, Chairman Robert Christman Floyd Petersen Stan Brauer Rhodes Rigsby |
| Board Members Absent: | None |
| Others Present: | General Counsel Richard E. Holdaway |

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

General

CRA-2006-044 – Re-organization

- a. Election of Chairman
- b. Election of Vice Chairman

The Secretary conducted the election of Chairman. Board Member Ziprick was nominated. No other nominations were made.

Motion by Christman, seconded by Rigsby and unanimously carried to close nominations and instruct the Secretary to cast a unanimous ballot for Robert Ziprick as Chairman.

Chairman Ziprick conducted the election of Vice Chairman. Board Member Rigsby was nominated. No other nominations were made.

Motion by Petersen, seconded by Christman and unanimously carried to close nominations and instruct the Secretary to cast a unanimous ballot for Rhodes Rigsby as Vice Chairman.

The meeting adjourned at 8:08 p.m.

Approved at the meeting of

Secretary